

**5312 37 Street SW
Calgary, Alberta****MLS # A2209960****\$875,000**

Division:	Lakeview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached, Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air
Floors:	Ceramic Tile, Hardwood
Roof:	Asphalt Shingle, Rolled/Hot Mop
Basement:	Finished, Full
Exterior:	Brick, Stucco
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

This updated home sits on a 60 foot wide lot with mountain views, offering so much space inside and out for a growing family. Located in the sought-after Lakeview community, this home is move-in ready and filled with thoughtful upgrades. Step inside to a bright and open main floor. The modern kitchen features sleek cabinetry, a gas stove, stainless steel appliances, and a large island where everyone can gather. Newer windows and refinished hardwood floors bring in tons of natural light and warmth. The main level offers 3 bedrooms, two beautifully updated bathrooms, including a private ensuite—both with heated floors. Downstairs is where the fun really begins! The fully finished basement has a cozy family room with display fireplace, a third full bathroom, two big bedrooms, and a super fun kids' playhouse area that can stay or be removed. There's even a kitchenette area—perfect for sleepovers, games nights, or teens needing their own space. You'll also find a spacious laundry room with a sink, front-load washer and dryer, and extra storage space. Upgrades include fresh paint on the main level, LED lighting, upgraded furnace (2022) & hot water tank (2021), newer windows and roof. Outside, enjoy the massive backyard with plenty of room to play, garden, or relax with east and west sun exposure. There's a beautiful patio area with custom concrete work, space for summer BBQs, and mature trees (including a great climbing tree with a swing!) The yard is fully fenced—perfect for kids and pets. Parking and storage are no problem here—with a single attached garage plus a newer, heated and insulated oversized double detached garage with extra room for bikes, tools, or a workshop. You'll love being close to top-rated schools, parks, the Glenmore Reservoir, and just a quick drive to downtown. This

is more than a house—it's a place where your family can grow, laugh, and feel truly at home.